



Recommendation for Action

File #: 20-1382, **Agenda Item #:** 4.

3/12/2020

Posting Language

Authorize award and execution of a construction contract with M.A. Smith Contracting Company, Inc., for the Rutherford Lane Campus Parking Lot Improvements project in the amount of \$1,899,463.00, plus an \$189,946.30 contingency, for a total contract amount not to exceed \$2,089,409.30.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 8.32% MBE and 1.05% WBE participation.].

Lead Department

Capital Contracting Office

Managing Department

Building Services Department

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Building Services Department.

Purchasing Language:

Lowest responsive bid of six bids received through a competitive Invitation for Bid solicitation.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>>.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Garrett Cox, 512-974-9423, or the Project Manager, Mark Northcutt, 512-974-3972.

Additional Backup Information:

The City of Austin purchased the Rutherford Lane Campus (RLC) in 2006. For the past 14 years, the tenant count has continued to rise with no increase in available parking. There are approximately 700 City employees and contractors at the RLC with 80-100 visitors per day, for a total parking need of 800 spaces per day. In addition, RLC has an unusually high percentage (55%) of employees and police officers with an assigned fleet vehicle that need to be parked at the RLC. The total number of personal vehicles, visitor vehicles, and fleet vehicles to the RLC increases parking spaces needed to almost 1,100. There are currently 763 available parking spaces, for a daily shortage of 337 spaces. As a result, employees, contractors and visitors are parking on the grass, sidewalks, and under trees, impacting the critical root zone.

A new parking lot will add more than 250 parking spaces as well as inspection lanes for Austin Public Health's

mobile food vendor program where food trucks will have access to water and electricity for proper vehicle inspections. This will also eliminate the food vendor vehicles that currently line up in front of Building 3 which houses Austin Police Department (APD) recruiting. Food Vendor Vehicles will be relocated to the drive lane at the new parking lot site giving APD needed parking spaces that currently cannot be used on Tuesdays and Thursdays.

There will be limited impact to the general public during construction. On Centre Creek Drive, the entrance to the RLC will be closed for a short period to remove a portion of the center island allowing access into the new parking lot for the larger mobile food vending vehicles.

Traffic on the Rutherford Lane Campus itself will be impacted by construction but will be carefully coordinated with the employees, contractors, and visitors.

If Council does not approve the item, parking will continue to be an issue and property damage may occur due to vehicles being parked on grass.

Due to the potential for unforeseen conditions, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

The contract allows 180 calendar days for completion of this project. This project is located within zip code 78754 (District 1).

M.A. Smith Contracting Company, Inc. is located in Austin, Texas.

Information on this solicitation is available through the City's Austin Finance Online website. Link: [Solicitation Documents <https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=131456>](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=131456).

Government that Works for All.